



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 153-2009

To amend By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
INDUSTRIAL ONE – 1536 (M1 –1536)	HIGHWAY COMMERCIAL ONE – 1968 (HC1 – 1968)

(2) by adding thereto the following section:

“1968 The lands designated HC1 – 1968 on Schedule A to this by-law:

1968.1 shall only be used for the following purposes:

- (1) offices, including offices for doctors, dentists or drugless practitioners
- (2) a retail establishment
- (3) a service shop
- (4) a motor vehicle washing establishment
- (5) a motor vehicle sales establishment
- (6) a gas station
- (7) a hotel or motel
- (8) a banquet hall
- (9) a commercial school
- (10) a health and fitness centre
- (11) a dining room restaurant and convenience restaurant
- (12) a veterinary clinic
- (13) a financial institution

- (14) purposes accessory to the other permitted purposes
- (15) the following purposes shall not be permitted:
 - (1) an adult entertainment parlour
 - (2) an adult video store
 - (3) an adult book store
 - (4) a massage or body rub parlour
 - (5) an amusement arcade

1968.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.8 hectares
- (2) Minimum Front Yard Setback: 4.5 metres
- (3) Minimum Interior Side Yard Setback: 3.0 metres
- (4) Minimum Exterior Side Yard Setback Abutting Beaumaris Drive:

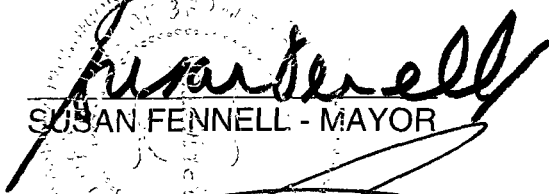
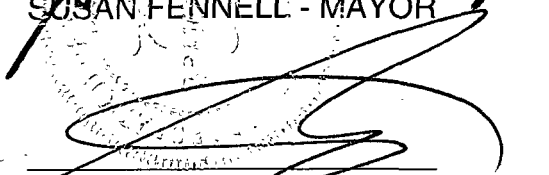
3.0 metres, except along a daylight triangle, the minimum building setback shall be 1.5 metres
- (5) Maximum Exterior Side Yard Setback Abutting Beaumaris Drive:

12.0 metres
- (6) Minimum Rear Yard Setback: 7.0 metres
- (7) Maximum Lot Coverage by all Buildings and Structures:

25% of the lot area
- (8) Maximum Building Height: 2 storeys
- (9) Maximum Number of Buildings: 2
- (10) Minimum Landscaped Open Space:
 - (i) a 9.0 metre wide landscaped open space area shall be provided abutting Queen Street East for uses permitted in Section 1968.1 (3), (4) and (6), except at approved access locations.
 - (ii) a 4.5 metre wide landscaped open space area shall be provided abutting Queen Street East for uses permitted in Section 1968.1 (1), (2), (5) and (7) through (14), except at approved access locations.
 - (iii) a 3.0 metre wide landscaped open space area shall be provided abutting Beaumaris Drive, Abacus Road and along the daylight triangle, except at approved access locations. A building may encroach 1.5 metres into the minimum landscape requirement along a daylight triangle.
- (11) all garbage and refuse storage including any containers for the storage of recyclable materials, shall be enclosed and screened from Queen Street East.

- (12) all restaurant refuse storage shall be enclosed in a climate controlled area within the building.
- (13) no outside storage of goods, materials or machinery shall be permitted.
- (14) for the purposes of this by-law, Queen Street East shall be the front yard."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this *13th* day of *May*, 2009.


SUSAN FENNELL - MAYOR

PETER FAY - CITY CLERK

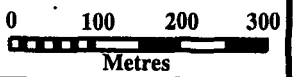
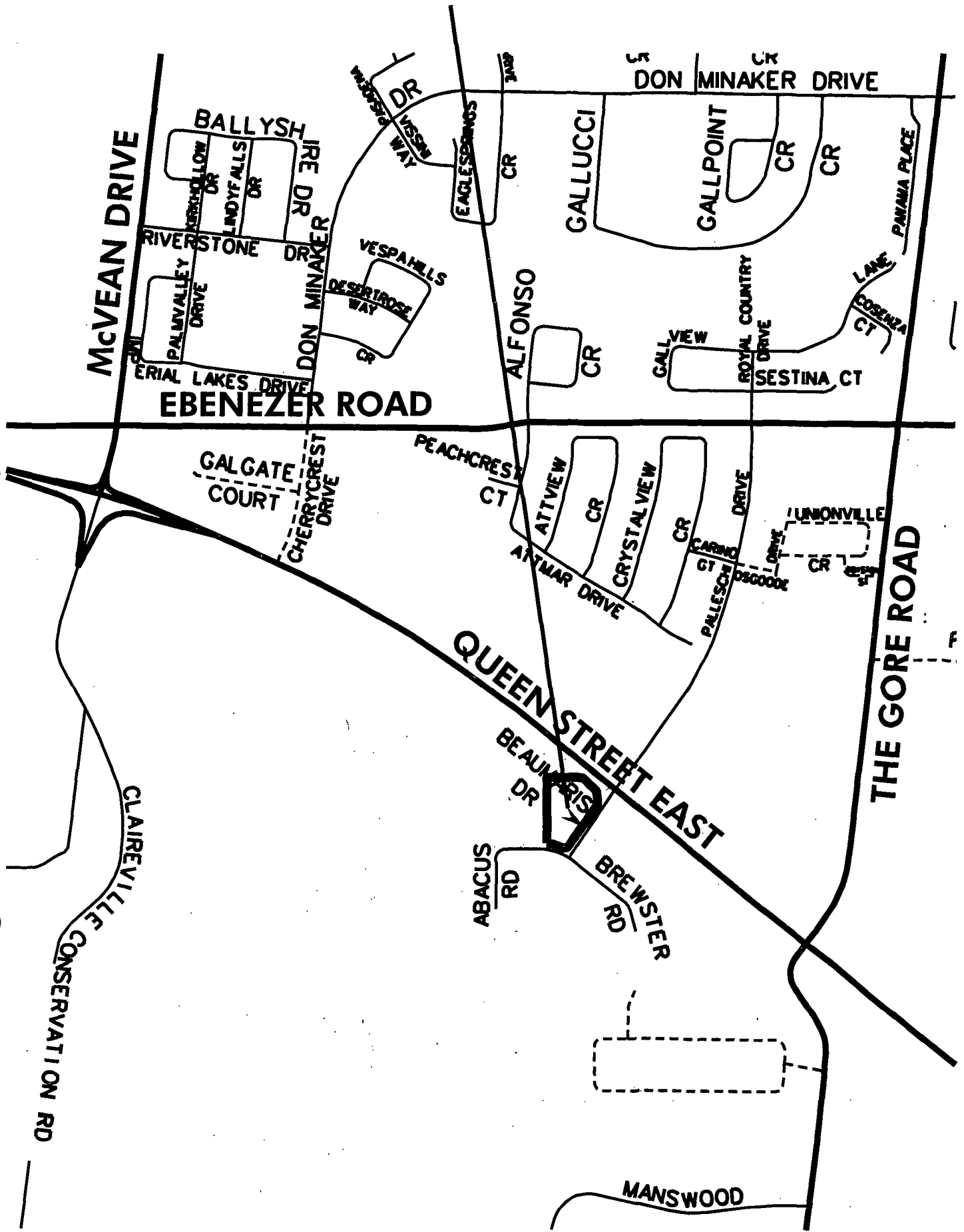
Approved as to Content:



Adrian Smith, M.C.I.P., R.P.P
Director, Planning and Land Development
Services

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON
W.C.
DATE *10/10/09*

SUBJECT LANDS



CITY OF BRAMPTON
 Planning, Design and Development

Date: 2009 02 20 Drawn by: CJK
 File no. C09E04.013 Map no. 68-23

Key Map By-Law 153-2009

QUEEN STREET EAST

HCI-1968

BEAUMARIS DR

BREWSTER ROAD

LEGEND



ZONE BOUNDARY



PART LOT



CITY OF BRAMPTON
Planning, Design and Development

Date: 2009 02 19

Drawn by: CJK

By-Law 153-2009

Schedule A

File no. C09E04_013ZBLA

Map no. 68-23